

HoldenCopley

PREPARE TO BE MOVED

Launceston Crescent, Nottingham, Nottinghamshire NG11 7DN

Guide Price £300,000 - £325,000

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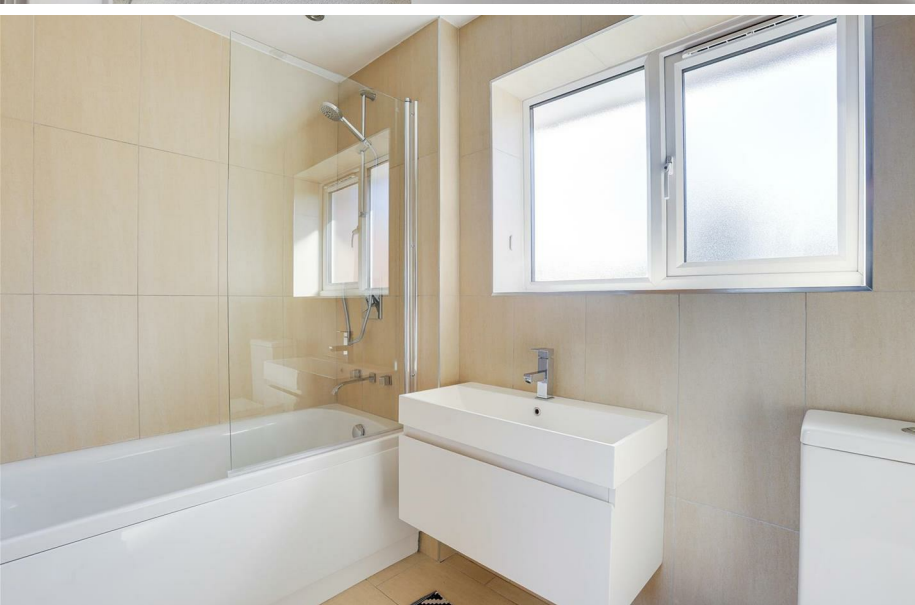
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SEMI DETACHED HOUSE...

Nestled in a desirable residential area, this well presented three-bedroom semi-detached home is ready to move into, making it an ideal choice for families or professionals alike. Upon entering, the welcoming hallway leads to a spacious living room, which flows seamlessly into the dining area. French doors open onto the rear garden, filling the space with natural light and creating the perfect setting for entertaining or relaxing. The fitted kitchen, complete with ample storage, completes the ground floor. Upstairs, two generously sized double bedrooms both benefit from fitted wardrobes, while a third bedroom offers versatility as a child's room or home office. A modern three-piece family bathroom serves the first floor. Externally, the property boasts a low-maintenance front garden with gravelled borders, established bushes, and a driveway leading to the garage. The enclosed south-facing rear garden features a patio area, a well-maintained lawn, gravelled and planted borders, and a charming garden room, all enclosed by panel fencing for added privacy.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Garage & Driveway
- Enclosed Rear Garden
- South After Location
- Must Be Viewed





GROUND FLOOR

Hallway

12'3" x 5'10" (3.74 x 1.80)

The hallway has tiled flooring, carpeted stairs, a radiator, a fitted base cupboard, and a composite door providing access into the accommodation.

Living Room

13'6" x 11'6" (4.12 x 3.51)

The living room has a UPVC double glazed window to the front elevation, a TV point, a radiator, carpeted flooring, and open access into the dining room.

Dining Room

8'9" x 8'2" (2.69 x 2.50)

The dining room has carpeted flooring, a radiator, and double French doors opening out to the rear garden.

Kitchen

11'4" x 8'9" (3.46 x 2.69)

The kitchen has a range o fitted base and wall units with worktops a stainless steel sink and a swan neck mixer tap and drainer, an integrated oven ceramic hob and extractor fan, an integrated fridge freezer, an integrated washing machine, an in-built cupboard, a radiator, recessed spotlights, tiled splash back, vinyl flooring, and a UPVC double glazed door providing access to the rear garden.

FIRST FLOOR

Landing

6'11" x 2'7" (2.13 x 0.80)

The landing has a UPVC double glazed obscure window to the side elevation, carpeted flooring, access into the loft, and access to the first floor accommodation.

Master Bedroom

11'6" x 10'0" (3.51 x 3.05)

The main bedroom has a UPVC double glazed window to the front elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Two

9'5" x 8'11" (2.89 x 2.72)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, fitted wardrobes, and carpeted flooring.

Bedroom Three

9'1" x 7'4" (2.79 x 2.24)

The third bedroom has a UPVC double glazed window to the front elevation, a vertical radiator, and carpeted flooring.

Bathroom

8'3" x 5'9" (2.54 x 1.76)

The bathroom has a UPVC double glazed obscure window to the rear elevation, a low level flush W/C, a wall-mounted wash basin, a panelled bath with a wall-mounted shower fixture and shower screen, a chrome heated towel rail, recessed spotlights, floor-to-ceiling tiling, and tiled flooring

OUTSIDE

Front

To the front of the property is a low-maintenance garden with gravelled borders, established bushes, and a driveway with access into the garage and rear garden.

Garage

The garage has ample storage, and an up-and-over door opening onto the driveway.

Rear

To the rear of the property is an enclosed south facing rear garden with a patio area, a gravelled border, a planted border, a lawn, a garden room, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply
Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply
Septic Tank – No
Broadband – Fibre
Broadband Speed - Ultrafast Download Speed 1800Mbps and Upload Speed 1000Mbps
Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G
Sewage – Mains Supply
Flood Risk – No flooding in the past 5 years
Flood Defenses – No
Non-Standard Construction – No
Any Legal Restrictions – No
Other Material Issues – Yes Garage roof made of asbestos (as identified in survey)

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band C
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

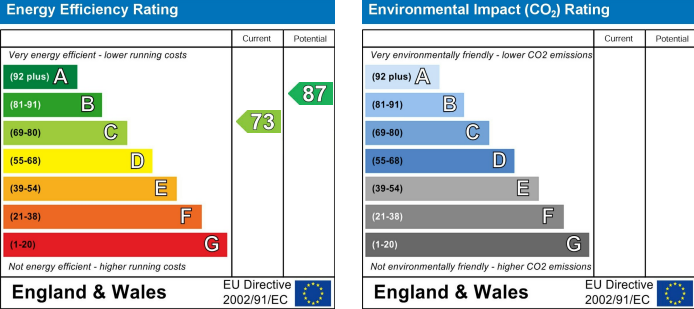
The vendor has advised the following:
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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